



# CITY OF RED BLUFF

555 Washington Street Red Bluff, California 96080 (530) 527-2605 Fax (530) 529-6878 www.cityofredbluff.org

## **PLANNING COMMISSION MINUTES** **Tuesday, January 23, 2018, 5:15 p.m.** **City Council Chambers**

### **1. CALL TO ORDER:**

Meeting called to order AT 5:15 p.m. by Community Development Director, Scott Friend.

### **2. PLEDGE OF ALLEGIANCE:**

Mr. Friend let the pledge of allegiance.

### **3. ROLL CALL:**

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**Planning Commissioners Present:**

Doug Dale  
Steve Piffero  
Gerry Reyes

**Commissioners Absent:**

Dave Dhugge (excused)  
Chris Mollenkamp (excused)

**Staff Present:**

Scott Friend, Community Development Director  
Robin Kampmann, Public Works Director / City Engineer  
Scott Friend, Public Works Associate Engineer  
Anita Rice, Deputy City Clerk

**4. CITIZEN COMMENT:**

None

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## **5. NEW COMMISSIONER APPOINTMENT**

Scott Friend, Community Development Director, notified the Commission that Chairman Dustin Maria's term expired and he elected not to apply for reappointment. At the January 16, 2018 City Council Meeting, the council appointed Chris Mollenkamp to fill the vacant seat. Mr. Mollenkamp had pre-scheduled training required by his job and was unable to attend.

## **6. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Director Friend called for nominations for Chairperson for the 2018 calendar year.

M/S Commissioner Reyes nominated Commissioner Piffero and Commissioner Dale seconded.

Ayes: Commissioners Reyes and Dale

Abstained or not voting: Piffero

Absent: Commissioners Dhugge and Mollenkamp

Mr. Friend turned the meeting over to Chairperson Piffero.

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Chairperson Piffero called for nominations for Vice Chairperson for the 2018 Calendar year.

M/S Commissioner Reyes nominated Commissioner Dale and Chairperson Piffero seconded.

Ayes: Commissioners Reyes and Piffero

Abstained or not voting: Dale

Noes: None

Absent: Commissioners Dhugge and Mollenkamp

## **7 APPROVAL OF MINUTES**

September 26, 2017 Minutes

M/S Commissioners Dale and Reyes to approve the September 26, 2017 minutes as written.

Ayes: Commissioners Dale, Reyes and Piffero

Noes: None

Absent: Commissioners Dhugge and Mollenkamp

## **8. PUBLIC HEARING(s)**

### **8.1 Resolution No. 01-2018: Mobile-Vending Unit (Yess B's Curbside Diner)**

A public hearing to consider a request for approval/denial of a Conditional Use Permit to allow a mobile vending

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unit in a General Commercial (C-3) zoning district. Notice of the hearing was published in the local newspaper, posted (on- and off-site), and, mailed to surrounding property owners within 300 feet of the site, on January 9, 2018.

## PROJECT DESCRIPTION

Ms. Jessica Bryce, applicant, has submitted an application for the approval of a Conditional Use Permit (CUP) to allow a mobile vending unit in a General Commercial (C-3) zoning district at 614 Walnut Street. The site is currently occupied by Bob's Tire Center. Anticipated operation hours are from 7:00 am to 7:00 pm Monday through Friday. The mobile vending unit will be moved to/from the site daily and will be parked at Growney Motors for overnight storage.

The mobile unit is a 20-foot food trailer, designed specifically for this use. The applicant has provided a document signed by the owner of the property granting permission to use the site for a mobile vending unit. Additionally, the applicant has provided a letter discussing the proposed mobile vendor qualifications and attributes. The applicant has also provided plans and elevations of the mobile vending trailer.

Mr. Friend recommended that the Planning Commission Consider all public testimony, the Categorical Exemption, and all information submitted with Use Permit No. 2017-02 and move to Adopt Resolution No. 01-2018 approving

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Conditional Use Permit 2017-02 subject to the Findings and Conditions presented in the resolution.

Chairperson Piffero questioned the distance from Walnut to the edge of the vending trailer.

Community Development Director Friend asked that Chairperson Piffero formally open the Public Hearing.

Chairperson Piffero opened the Public Hearing at 5:30.

Jessica Bryce explained the trailer is 16' long and she understood ingress and egress are important factors to consider along with traffic and parking. She stated she would make sure she was parked far enough back so as not to impede traffic or cause any kind of obstruction.

Commissioner Reyes stated the site behind Bob's Tire is a good spot; it is familiar with all of the locals.

Mr. Friend stated the city code require that appropriate distances for cars to pull on and off safely, approximately 20'.

Commissioner Reyes stated that there is already a driveway approach.

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Commissioner Reyes asked and received clarification if there was a limit placed to the amount of permits issued when the ordinance was enacted.

Maddy Gates stated she has lived in Red Bluff for 13 years and has seen traffic increase markedly on walnut in that period of time. When the trains pass through, the traffic backs up.

Orle Jackson, Executive Director of Tehama Together stated the Community Food Alliance to promote local agriculture and healthy food endorsed Yess B's. Mr. Jackson described some events that promote local food and healthy eating and stated Yess B's is another step in this direction.

Chairperson Piffero closed the Public Hearing at 5:54.

M/S Commissioners Dale and Reyes moved to adopt Resolution 01-2018 as presented in the staff report.

Ayes: Commissioners Dale, Reyes and Piffero

Noes: None

Absent: Mollenkamp and Dhugge

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## **9. ITEMS FOR DISCUSSION OR ACTION**

### **9.1 Resolution No. 02-2018**

The project applicant, Mr. Jess Giambroni, is requesting a lot line adjustment for two parcels, APNs 033-250-39 and 033-250-40 in the M-1 (Light Industrial) Zoning District. The Lot Line Adjustment action will provide a new lot line between the two parcels. Lot line adjustments and voluntary mergers are allowed under Red Bluff Municipal Code Section 20.6(A) with the approval of the Planning Commission for legal conforming parcels.

This proposal will not create any more lots that currently exist on the Assessor's Map. If the lot line adjustment request is approved, it will create two parcels for the purpose of lease, finance, sale, and issuance of building permits or other public agency approvals.

Director Friend briefly described the Lot Line adjustment requirements, recommended approval and welcomed questions from the Commission.

Commissioner Dale requested and received affirmative clarification that the Technical Advisory Committee has reviewed this Lot Line adjustment request.

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M/S Commissioners Reyes and Dale to approve Lot Line adjustment No. 2017-03 subject to the conditions of the staff report.

Ayes: Commissioners Dale, Reyes and Piffero

Noes: None

Absent: Mollenkamp and Dhugge

## **9.2 Resolution No. 03-2017**

The project applicant, Cardan Aircraft painting through their representative Mr. David Underhill, is requesting a lot line adjustment/merger for two parcels, APNs 035-500-18 and 035-500-19 in the P-I (Planned Industrial) Zoning District. The Lot Line Adjustment/Merger action will merge the two parcels into one parcel. Lot line adjustments and voluntary mergers are allowed under Red Bluff Municipal Code Section 20.6(A) with the approval of the Planning Commission for legal conforming parcels.

This proposal will not create any more lots that currently exist on the Assessor's Map. If the Lot Line adjustment request is approved, the two parcels described above will create one parcel for the purpose of lease, finance, sale, and issuance of building permits or other public agency approvals.

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Director Friend briefly explained the reasons behind the Lot Line adjustment request, recommended approval and invited questions from the Commission.

M/S Commissioners Dale and Reyes to approve Lot Line adjustment No. 2018-01.

Ayes: Commissioners Dale, Reyes and Piffero

Noes: None

Absent: Dhugge and Mollenkamp

### **9.3 Presentation: Uhaul Mini-Storage**

Director Friend explained the presentation is merely to let the Commission know that Uhaul has been following the direction given by the Commission last year. Mr. Friend stated the new conceptual image brought back to the Commission works with the design and is a better option than just a white wall. The agenda item isn't up for approval tonight but rather seeking the Commission's input.

Commissioner Reyes stated it looked great and inquired if there is a timetable to start the project.

Mr. Friend responded that Uhaul is ready to proceed; they are just waiting for approval.

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## **10. STAFF REPORT**

Director Friend recapped a few of 2017's accomplishments:

- four Planning Commission Lot Line adjustment actions
- increase in special event permits
- eleven Design Reviews (site plan)
- conditional Use Permits
- 323 building permits issued (solar, re-roofs, HVAC & remodels)

2018 Expectations:

- code amendment for accessory dwelling units
- housing element for Rena numbers
- housing element and general plan annual report

## **11. ADJOURN**

There being no further business, Vice Chairperson Piffero adjourned the Planning Commission Meeting at 5:23 p.m. until the meeting of February 27, 2018 at 6:30 p.m.

Scott Friend  
Community Development Planner

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